

DIAGRAM A

MEZZANINE FLOOR

SCALE 1:600

BM1

150 m²

8

SP106909

Emt A

SP180544

BG2

73 m²

8

SP106909

AG1

AG2

77-371
335°59'05"

75-097
339°50'

MOTORWAY

HABANA STREET

BM2

150 m²

8

SP106909

DIAGRAM B

BG1

(VOID)

MEZZANINE FLOOR

SCALE 1:600

NOTE:
Lease areas have been calculated using Gross Lettable Area (GLA) method as defined by Property Council of Australia 1997.
All Lease area angles have been accepted as 90° unless shown otherwise.
These notes form an integral part of this Lease Plan.

MILLAROO DRIVE

BM1 (Above) SEE DIAG A

BM2 (Above) SEE DIAG B

BG3

74 m²

BM2

150 m²

8

SP106909

DIAGRAM B

BG1

(VOID)

MEZZANINE FLOOR

SCALE 1:600

Scale 1:1250 @ A4 - Lengths are in metres.

LEASE PLAN

Of Leases BG1-BG3 over part of the Ground Floor & BM1 & BM2 over part of the Mezzanine Floor of a Building Situated on Lot 8 on SP106909 Title Reference: 50235644 (Lot 8 on SP106909)

46-60 MILLAROO DRIVE, HELENSVALE

AMENDMENTS

DESCRIPTION	DATE
A Leases Changed	18.7.2023

Schlenker Surveying (QLD) Pty Ltd
(ACN 063 830 642), Cadastral Surveyor, certify that the details shown on this sketch plan are correct.

.....
Cadastral Surveyor
* of Schlenker Surveying (Qld) Pty. Ltd.
A.C.N. 063 830 642

14.7.2023

Date:

SCHLENKER SURVEYING (QLD)

Gold Coast • Brisbane

Consultants in Surveying,
Mapping & Development

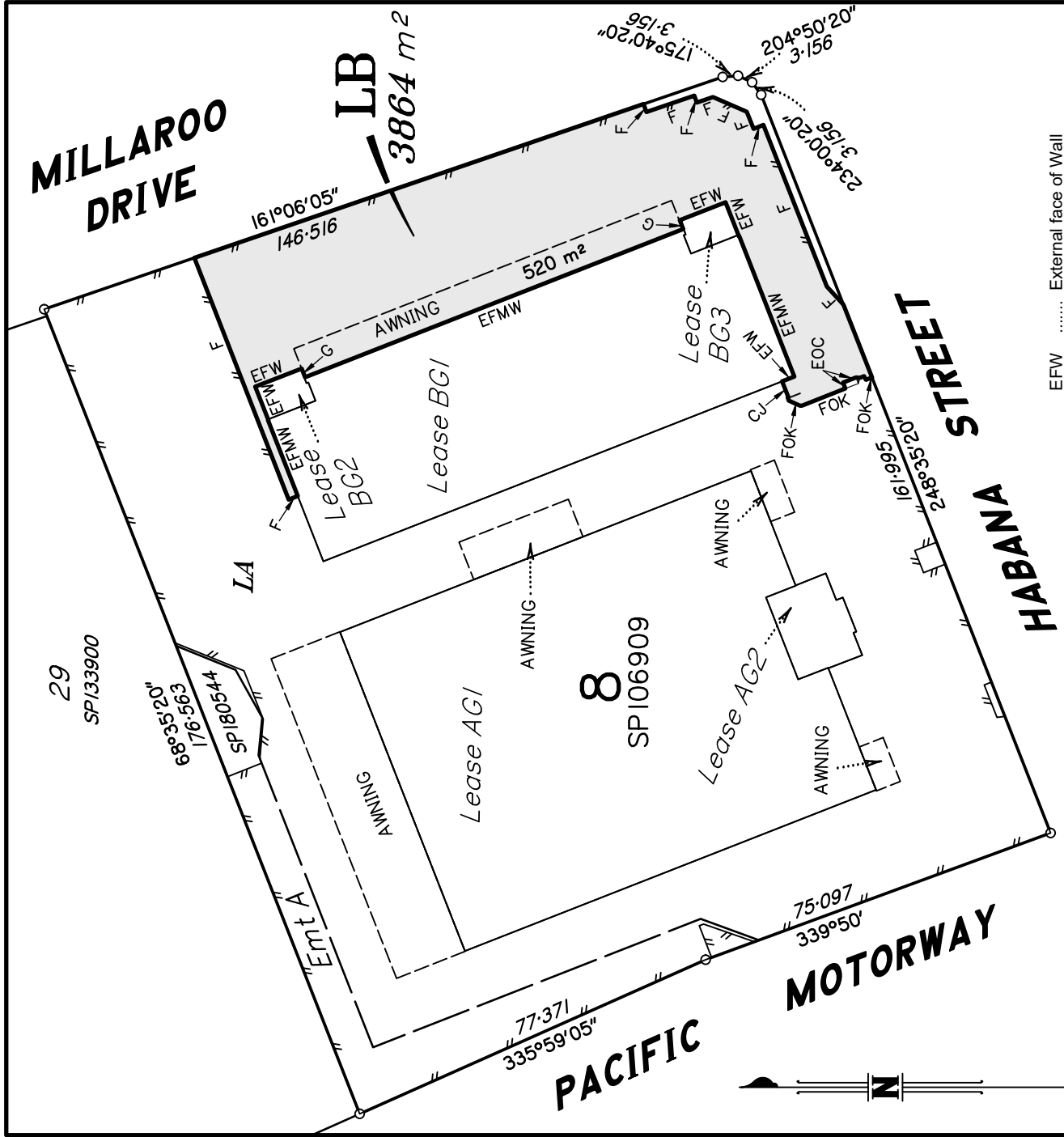


A.B.N. 36 909 833 411
PO Box 41,
Helensvale QLD 4212.
Suite 206,
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3 Sir John Overall Dr.,
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Ph.: (07) 5573 6744
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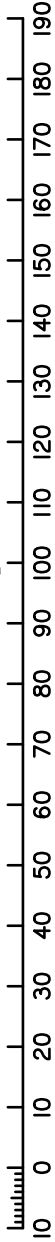
EFW ... External face of Wall
EFMW .. External face of Metal Sheet Wall
CL Centrelime of Wall
G Glass

DRAWN	DATE	CHECKED	DATE
RJB	14.7.23	ASS	14.7.23
LOCAL AUTHORITY GOLD COAST CITY COUNCIL			
LOCALITY HELENSVALE			
MERIDIAN SPI06909			
SCALE @ A4			
1:1250		DWG. NO.	
		02178-09A	



*All Boundary Dimensions Compiled
from SP106909 in the
Department of Resources.*

Scale 1:1250 @ A4 – Lengths are in metres.



LICENCE PLAN

Of Licence LB over part of Lot 8 on SP106909 Title Reference:50235644 (Lot 8 on SP106909)

46-60 MILLAROO DRIVE, HELENSVALE

AMENDMENTS

DESCRIPTION	DATE
A Licences Changed	18.7.2023

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(ACN 063 830 642), Cadastral Surveyor, certify
that the details shown on this sketch plan are
correct.

.....Cadastral Surveyor
Date: 14.7.2023

* of Schlencker Surveying (Qld) Pty. Ltd.
A.C.N. 063 830 642

SCHLENCKER SURVEYING (QLD)

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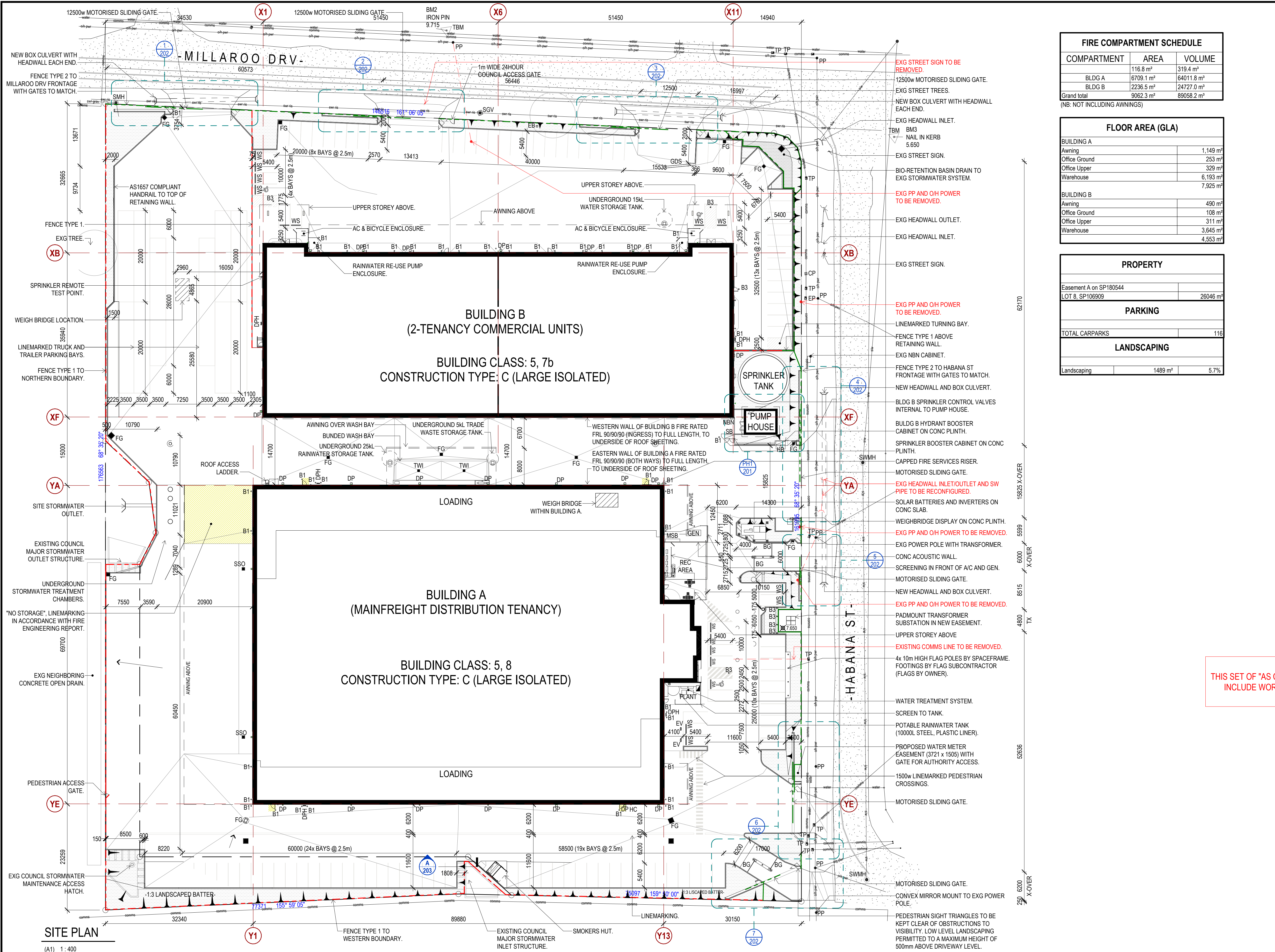
A.B.N. 36 909 833 411
PO Box 41,
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Suite 206,
Helensvale Professional Centre
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Ph.: (07) 5573 6744
Mob.: 0413 945 959
EMAIL: mail@ssq.net.au

The Licence area is defined by structural features
unless shown otherwise.
These notes form an integral part of this
Lease Plan.

DRAWN	DATE	CHECKED	DATE
RJB	14.7.23	ASS	14.7.23
LOCAL AUTHORITY GOLD COAST CITY COUNCIL			
LOCALITY HELENSVALE			
MERIDIAN SPI06909			
SCALE @ A4			
1:1250		DWG. NO.	
		02178-12A	



FIRE COMPARTMENT SCHEDULE		
COMPARTMENT	AREA	VOLUME
BLDG A	116.8 m ²	319.4 m ³
BLDG B	6709.1 m ²	64011.8 m ³
Grand total	9062.3 m ²	89058.2 m ³

(NB: NOT INCLUDING AWINGS)

FLOOR AREA (GLA)	
BUILDING A	
Awning	1,149 m ²
Office Ground	253 m ²
Office Upper	329 m ²
Warehouse	6,193 m ²
	7,925 m ²
BUILDING B	
Awning	490 m ²
Office Ground	108 m ²
Office Upper	311 m ²
Warehouse	3,645 m ²
	4,553 m ²

PROPERTY	
Easement A on SP180544	
LOT 8, SP106909	26046 m ²
PARKING	
TOTAL CARPARKS	116
LANDSCAPING	
Landscaping	1489 m ² 5.7%

GENERAL NOTES	
UNLESS NOTED OTHERWISE:	
1.	INDUSTRIAL CROSS OVERS TO BE CONSTRUCTED AS PER LOCAL AUTHORITY STANDARD DETAILS DRAWINGS.
2.	VEHICULAR GATES TO BUILDING A TENANCY TO BE GALVANISED AND PAINTED, WITH REMOTE AND PROXIMITY/SWIPE ACCESS CONTROL.
3.	150mm WIDE CONCRETE KERBING TO CAR PARK AND DRIVEWAY PERIMETER - WHERE SHOWN.
4.	PROVIDE DISABLED ACCESS FROM CARPARK TO BUILDING RAMPS TO BE MAX. GRADES OF 1:20 ACROSS CAR TURNING AREA WITH MAX. 3mm STEP UP FROM RAMP TO FLOOR TO COMPLY WITH A.S. 1428. 1-2001.
5.	ALL RAMPS FROM CARPARK TO TENANCY ENTRY DOORS TO BE 1:14 MAXIMUM GRADIENT.
6.	ALL LINEMARKING TO BE 100mm YELLOW.
KEY	
— D — D —	EXISTING STORMWATER LINE
— W — W —	EXISTING WATER LINE
— S — S —	EXISTING SEWER LINE
— E — E —	EXISTING ELECTRICAL
— T — T —	EXISTING TELECOM.
— G — G —	EXISTING GAS
— // — // —	EXISTING FENCING
---	PROPOSED FENCE TYPE 1: 2.1m HIGH BLACK PVC COATED CHAINWIRE PLUS 3x ROWS BARBED WIRE ABOVE.
---	PROPOSED FENCE TYPE 2: 2.4m HIGH SPEARTOP (DIPLOMAT), BLACK POWDERCOATED.
[Pattern]	EXISTING CONCRETE
[Pattern]	NEW LANDSCAPING
[Pattern]	NEW GRAVEL
[Arrow]	DENOTES NEW BATTER
[Dashed Arrow]	DENOTES EXISTING BATTER
LEGEND	
B1	Ø219 x 1200h HD BOLLARD TO FTG BY SFB
B3	Ø165 x 1300h CARPARK BOLLARD BY CONTRACTOR
BG	
CP	COMMS PILLAR
DPH	DUAL PILLAR HYDRANT
EP	ELECTRICAL PIT
EV	ELECTRIC VEHICLE CHARGING POINT (32A)
FG	FIELD GULLY STORMWATER INLET
GDS	GRATED DRAIN (STRIP / TRENCH)
GEN	SELF-CONTAINED GENERATOR
HB	HYDRANT BOOSTER IN CABINET
HC	HOSE COCK (NON-POTABLE)
MSB	MAIN SWITCH BOARD
NBN	NBN (BROADBAND) BOX
PP	POWER POLE
SB	SPRINKLER BOOSTER IN CABINET
SGV	SEWER GAS VALVE
SMH	SEWER MANHOLE
SSO	STORMWATER SURCHARGE OUTLET
SWMH	STORMWATER MANHOLE
TBM	TEMPORARY BENCH MARK TO AHD
TP	COMMS PIT
TWI	TRADE WASTE INLET
WS	WHEEL STOP TO CARPARK

NOTE:
THIS SET OF "AS CONSTRUCTED DRAWINGS" DOES NOT INCLUDE WORKS EXTERNAL TO THE BOUNDARY. TYPICAL.

REVISION / DRAWING TRACKING NOTES			
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IF DISCREPANCIES ARE FOUND, CONSULT SPACEFRAME BUILDINGS IMMEDIATELY.			
07.06.2023	EXTENT OF LINEMARKING REVISED	DV	15
01.06.2023	FURTHER AS CONSTRUCTED INFORMATION APPLIED	DV	14
16.05.2023	AS CONSTRUCTED	DV	13
28.04.2023	24h ACCESS GATE ADDED	DH	12
20.04.2023	WEIGHBRIDGE LOCATION SHOWN, TRUCK/TRAILER PARKING LAYOUT REVISED	DV	11
06.03.2023	NORTH-EAST XOVER REVISED	DV	10
24.01.2023	CROSSOVER LEVELS REV'D	DV	9
DATE	DESCRIPTION	BY	REV

space frame
DESIGN + CONSTRUCT SOLUTIONS

SPACEFRAME BUILDINGS PTY LTD ABN 42 009 930 554 QBCC License 47553
225 Queensport Rd North, Murarrie Qld 4172 Australia | PO Box 452 Morningside QLD 4170 Australia
P+61 7 3890 9500 | F+61 7 3890 9533 | Email@spaceframe.com | W www.spaceframe.com

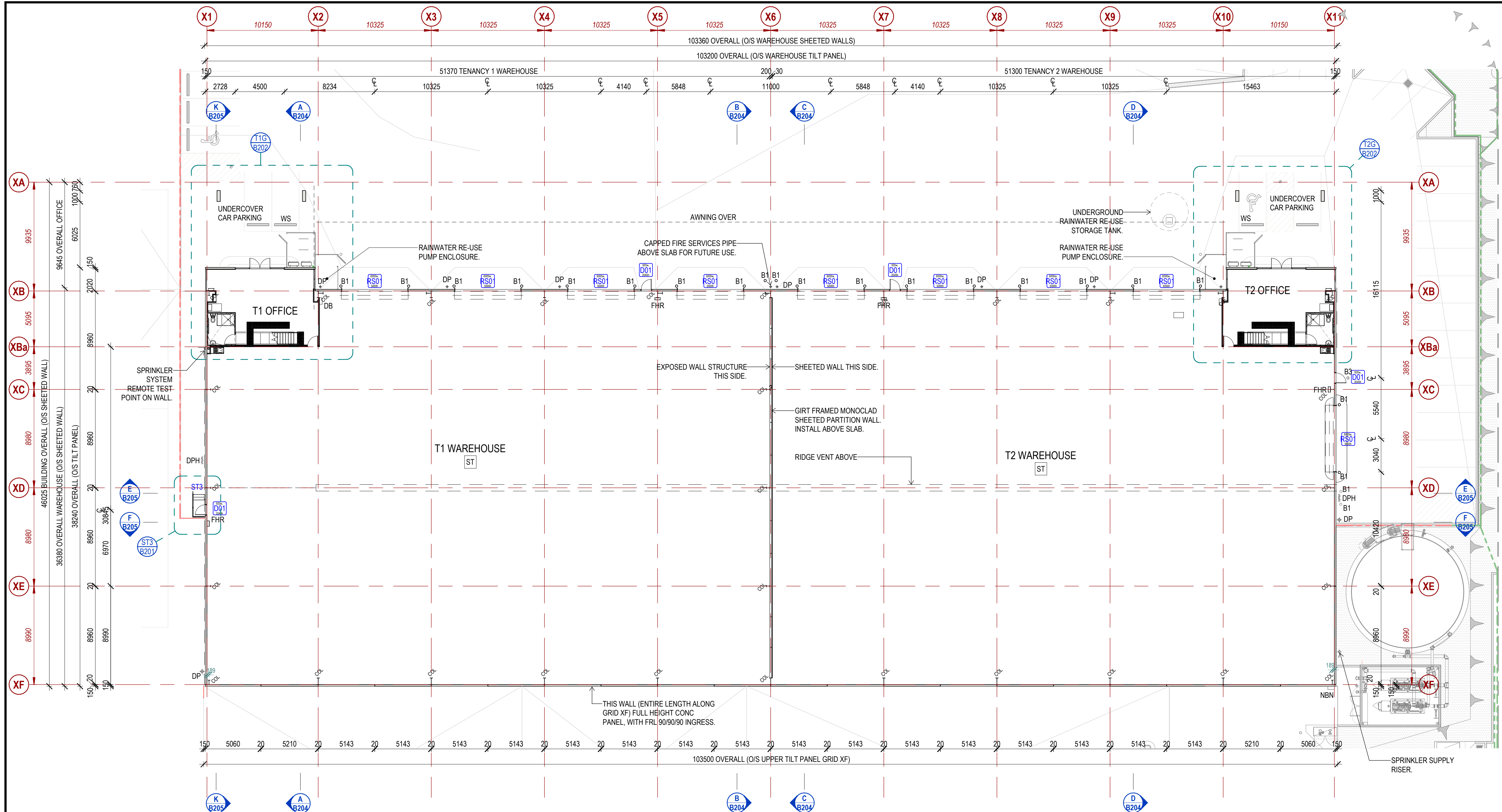
PROJECT DETAILS
PROPOSED INDUSTRIAL BUILDINGS
BUCKLER GROUP
46 MILLAROO DRIVE,
HELENSVALE. QLD. 4212.

RPD : LOT 8, SP106909
PARISH : BARROW
COUNTY : WARD
AUTHORITY : GOLD COAST CITY

DRAWING TITLE
SITE PLAN

DRAWN BY : DV
CHECKED BY : RH

JOB N° 11424 **DWG N°** 200 **REV** 15

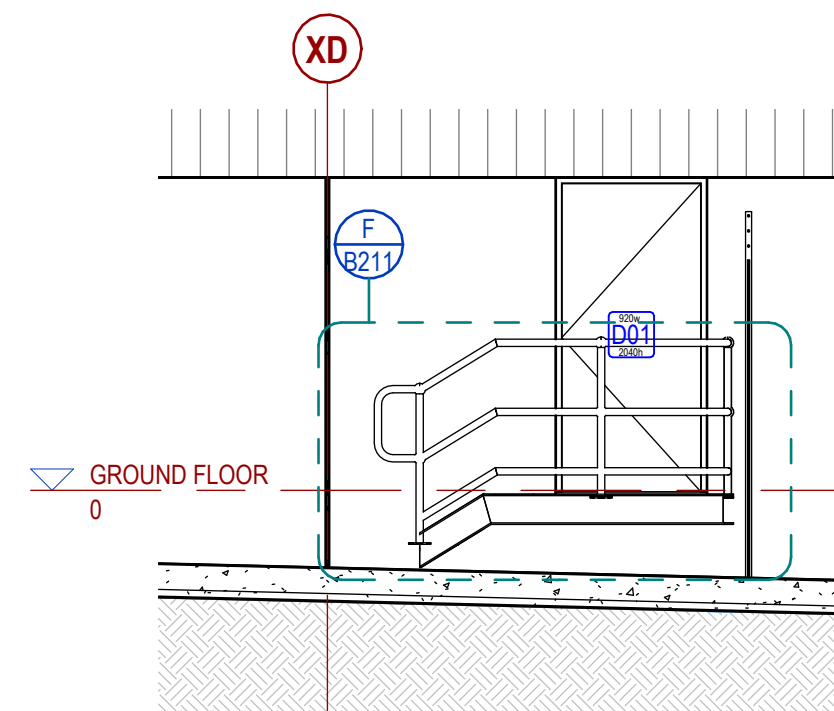


GROUND FLOOR PLAN

(A1) 1:200

ST3
B201 ST3 DETAIL PLAN

(A1) 1:50



ST3b SECTION

(A1) 1:50

GENERAL NOTES

1. REINFORCED CONCRETE TILT UP PANELS TO COMPLY WITH BCA PART C 1.11.
2. INTERNAL PARTITIONS TO BE 64mm RONDO STEEL STUD WITH PAINTED 10mm PLASTERBOARD LINING 10mm WATER RESISTANT PLASTERBOARD TO WET AREAS.
3. ALL SANITARY COMPARTMENTS TO BE MECHANICALLY VENTILATED TO COMPLY TO BCA F4.5(b) BY AIR-CONDITIONING CONTRACTOR.
4. WALLS IN WET AREAS NEXT TO TILT PANEL WALLS TO BE ISOLATED OFF PANEL BY 10mm AND ALLOW FOR VERTICAL MOVEMENT.
5. 100mm ALUMINIUM NON-DUCTED SKIRTING TO GROUND & FIRST FLOOR OFFICE.
6. 200 x 200mm TILED SKIRTING TO OFFICE AMENITIES.
7. 200 x 200mm TILED SPLASHBACK WHERE APPLICABLE TO OFFICE AMENITIES.
8. R2.0 INSULATION TO OFFICE STUD/GIRT EXTERNAL WALLS.

KEY

- FIRE EXTINGUISHER 4.5kg INDICATING TYPE. LOCATE IN ACCORDANCE WITH AS2444.
- CONCRETE TILT PANEL WALLS
- STEEL GIRT FRAMED WALL WITH VERTICALLY PROFILED STEEL SHEET CLADDING.
- STEEL STUD WALLS, 64 THICK UNLESS DIMENSIONED OTHERWISE, WITH 10mm PAINTED PLASTERBOARD LINING.
- FTC FEATURE CLADDING: MONOCLAD ALUMINIUM DECORATIVE CLADDING ON PROPRIETARY BATTEN SYSTEM. 70mm OVERALL THICKNESS HAS BEEN ALLOWED FOR. REFER FINISHES SCHEDULE.

LEGEND

B1	Ø219 x 1200h HD BOLLARD TO FTG BY SFB
B3	Ø165 x 1300h CARPARK BOLLARD BY CONTRACTOR
COL	STEEL COLUMN
DB	ELECTRICAL DISTRIBUTION BOARD
DP	ROOFWATER DOWNPIPE
DPH	DUAL PILLAR HYDRANT
FHR	FIRE HOSE REEL (36m)
NBN	NBN (BROADBAND) BOX
WS	WHEEL STOP TO CARPARK

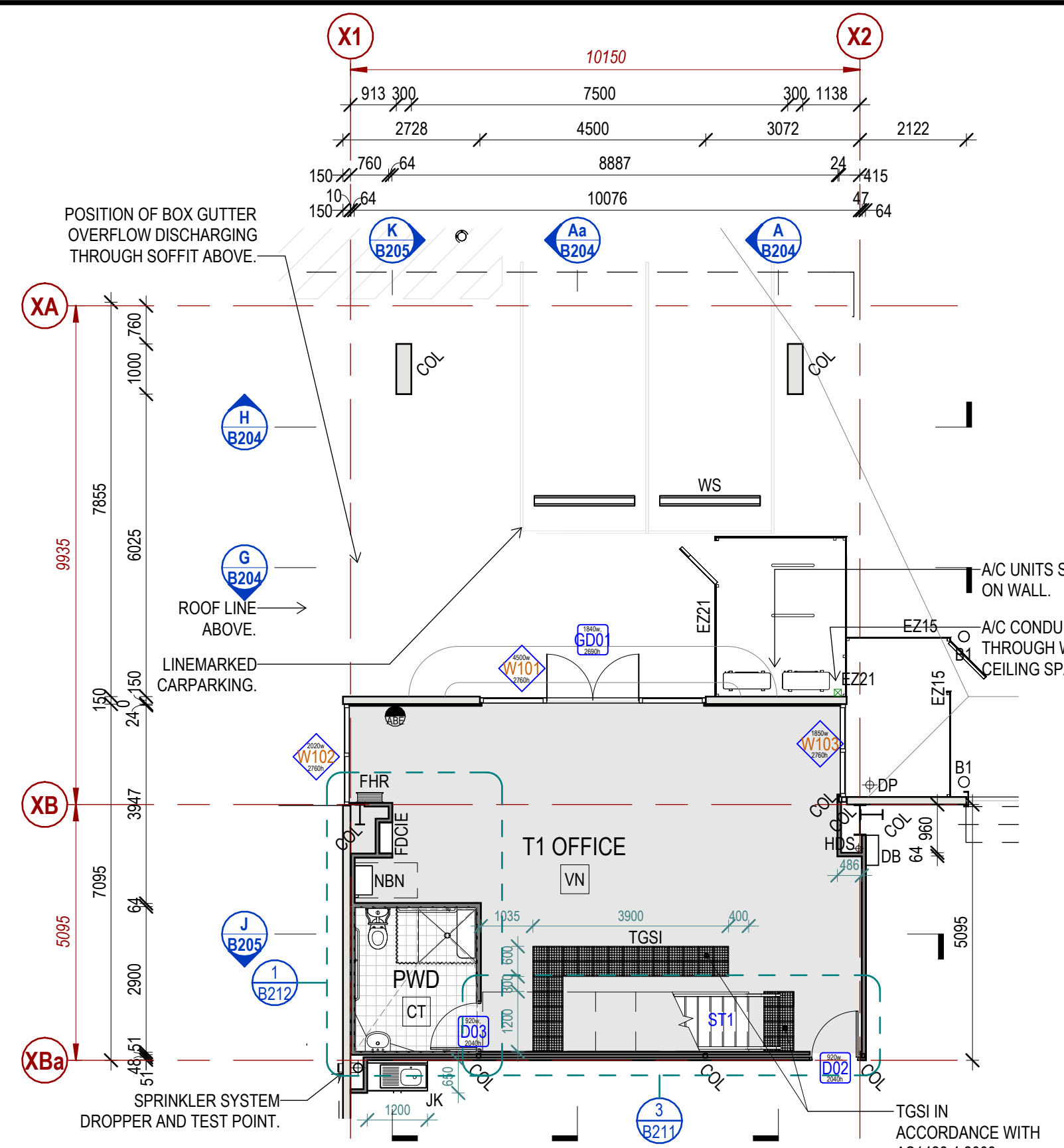
FLOOR FINISHES

CPT	CARPET (OFFICE FLOOR FINISHES TBC)
CT	CERAMIC TILES
VN	SHEET VINYL
EP	EPOXY COATING
ST	CONCRETE - TROWELLED FINISH
STB	CONCRETE - TEXTURED FINISH

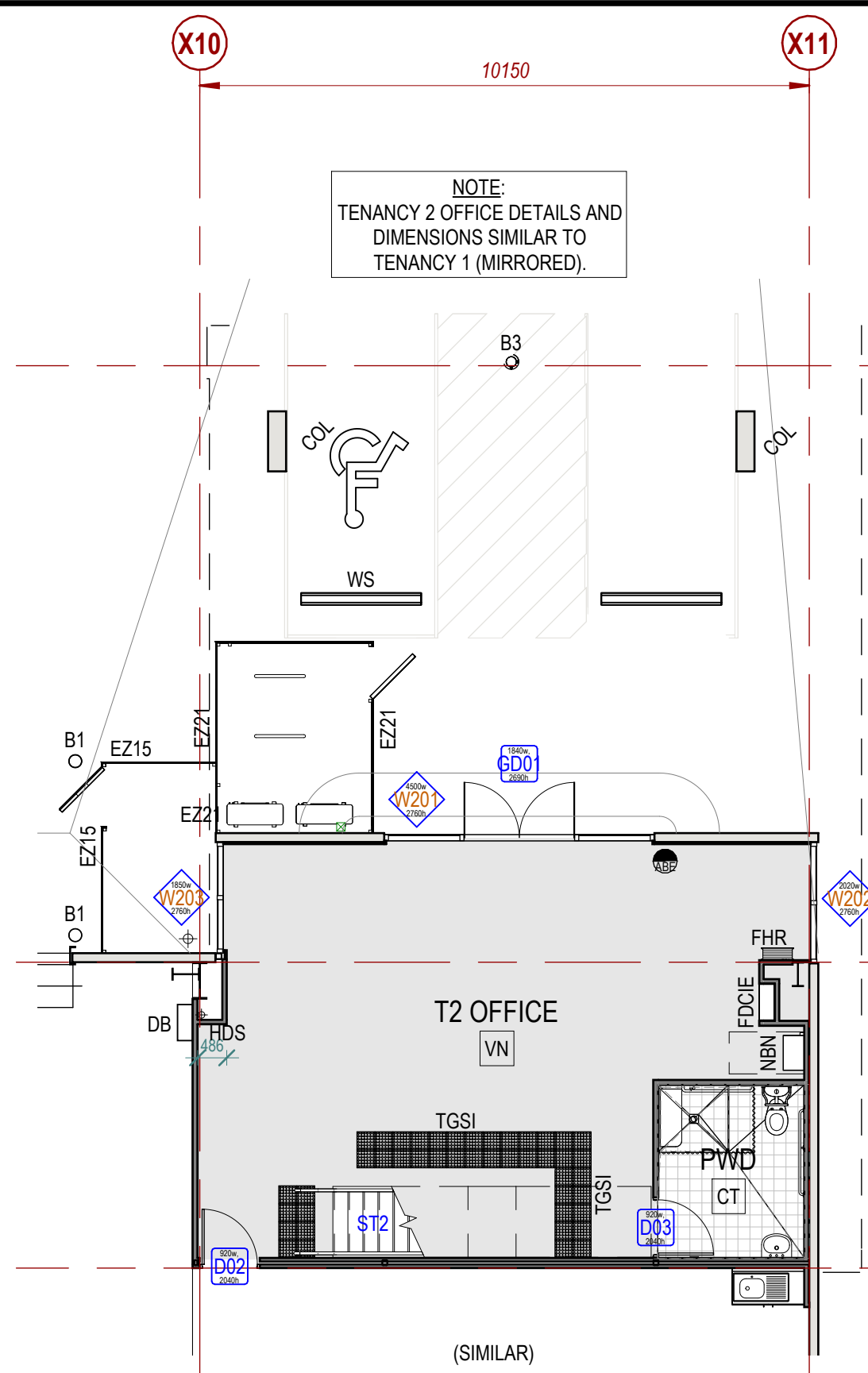
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01.06.2023	FURTHER AS CONSTRUCTED INFORMATION APPLIED	DV	6
16.05.2023	AS CONSTRUCTED	DV	5
03.09.2022	BUILDING B OFFICES EXTENDED	RC	4
21.07.2022	ROLLER SHUTTER ADDED	DV	3
28.04.2022	GRID XF PANELS REVISED	DV	2
04.04.2022	CONSTRUCTION ISSUE	DV	1
24.03.2022	HYDRANTS RELOCATED	DV	K
16.03.2022	PUMP ENCLOSURE ADDED	DV	J
10.03.2022	DOORS AND WINDOWS DETAILED	DV	H



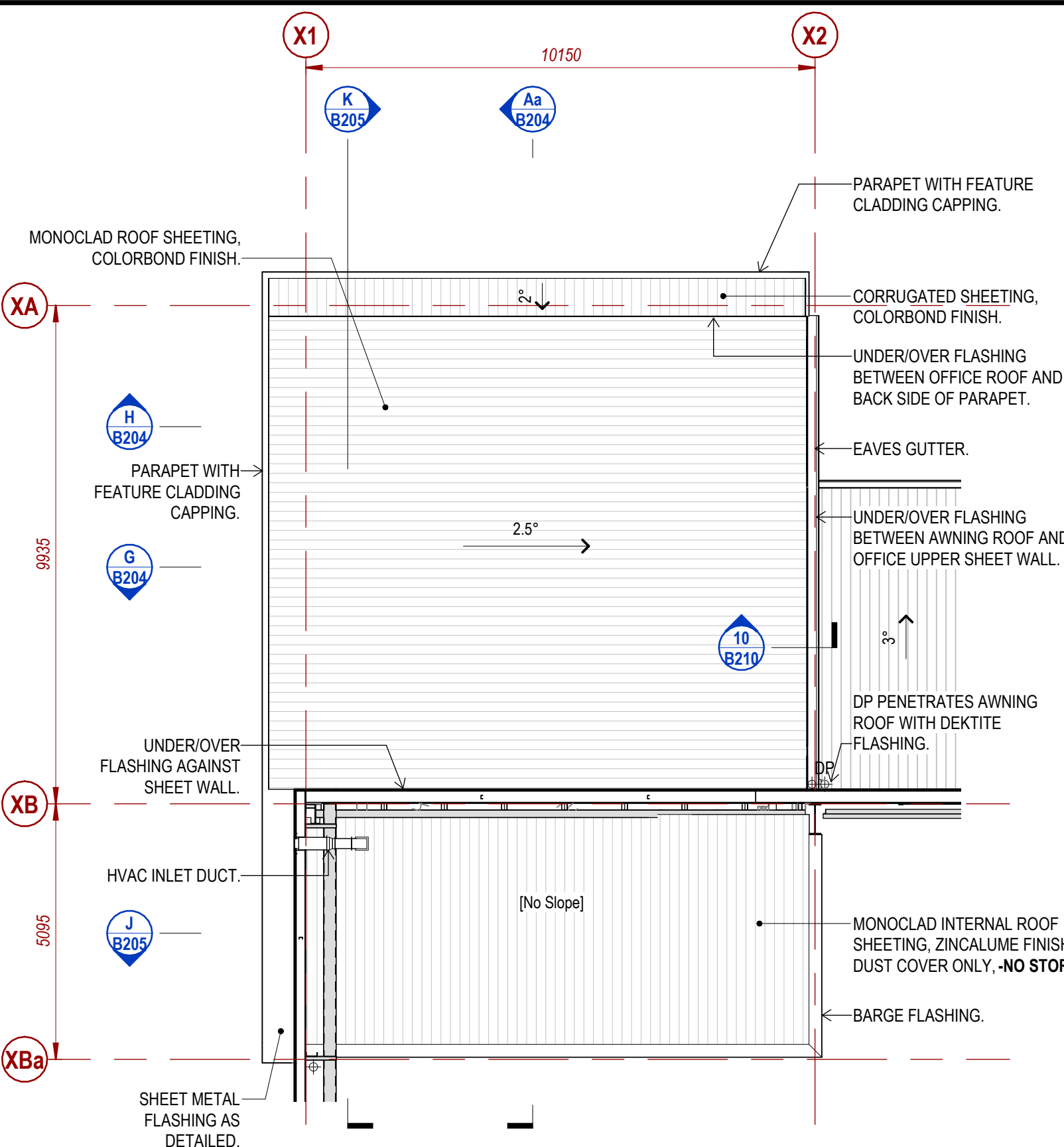
JOB N°	DWG N°	REV
11424	B201	6



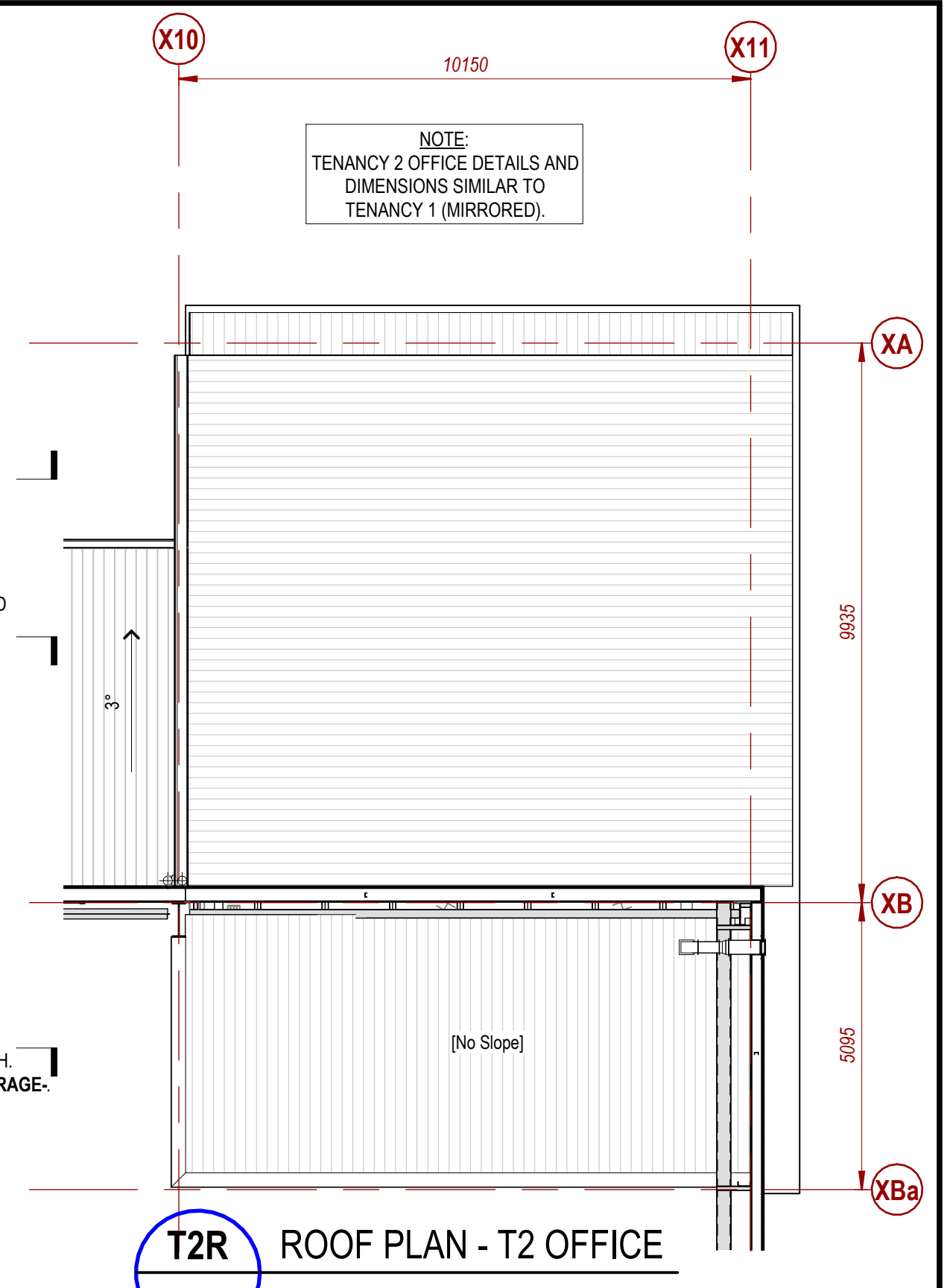
T1G GROUND FLOOR PLAN - T1 OFFICE
(A1) 1: 100



T2G GROUND FLOOR PLAN - T2 OFFICE
(A1) 1: 100

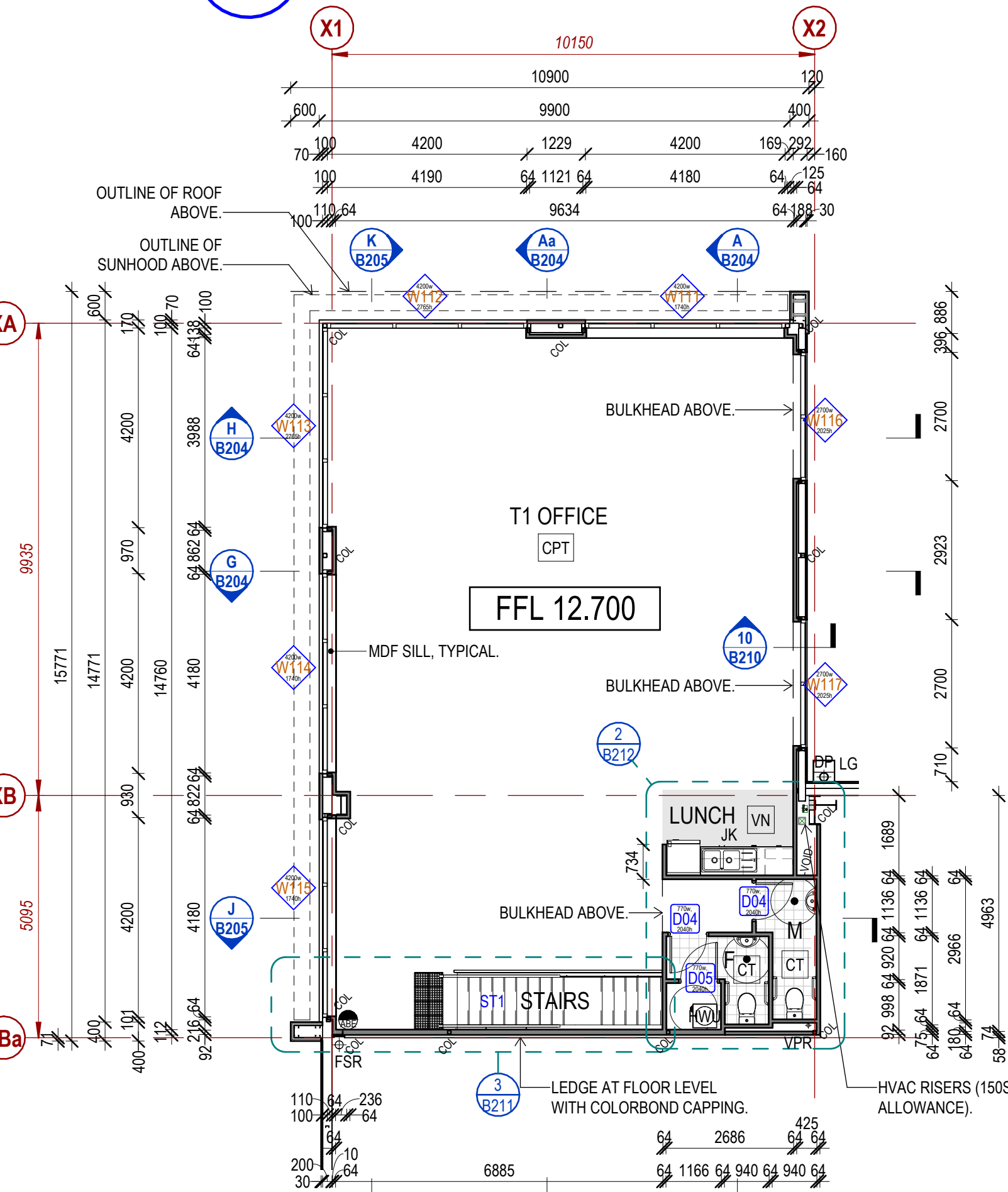


T1R ROOF PLAN - T1 OFFICE
B203 (A1) 1: 100

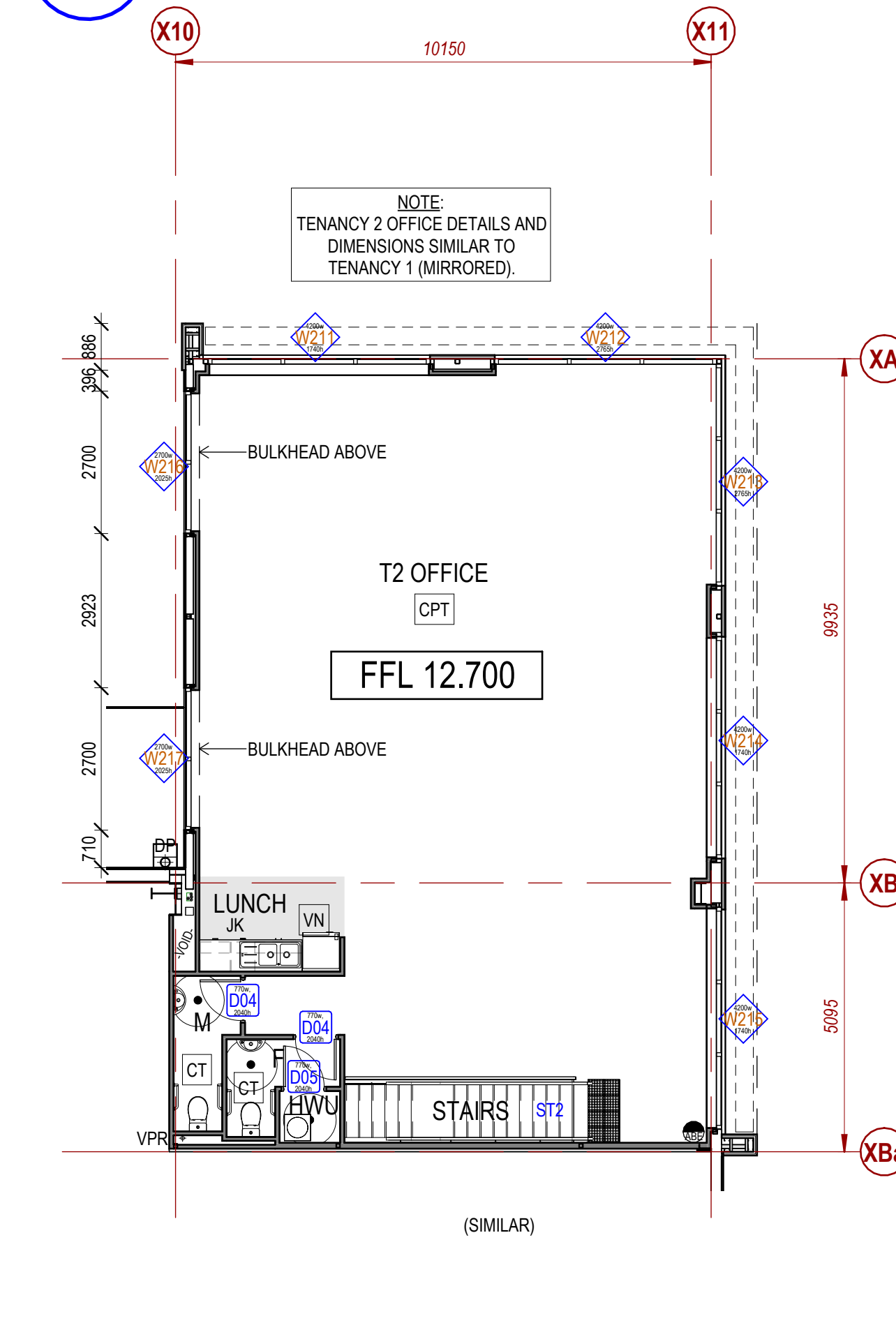


T2R ROOF PLAN - T2 OFFICE
B203 (A1) 1: 100

LEGEND	
B1	Ø219 x 1200h HD BOLLARD TO FTG BY SFB
B3	Ø165 x 1300h CARPARK BOLLARD BY CONTRACTOR
COL	STEEL COLUMN
DB	ELECTRICAL DISTRIBUTION BOARD
DP	ROOFWATER DOWNPIPE
EZ15	SCREEN: EZISLAT 1539h (75 SLAT, 20 GAP)
EZ21	SCREEN: EZISLAT 2109h (75 SLAT, 20 GAP)
FDCIE	FIRE INDICATOR PANEL
FSR	FIRE SERVICES RISER PIPE
HDS	HOUSE DRAINAGE STACK
HWU	HOT WATER UNIT
JK	JOINERY: KITCHENETTE
LG	LEAF GUARD
NBN	NBN (BROADBAND) BOX
TGS	TACTILE GROUND SURFACE INDICATOR
VPR	VENT PIPE RISER
WS	WHEEL STOP TO CARPARK

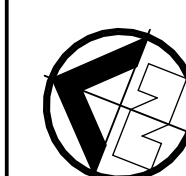


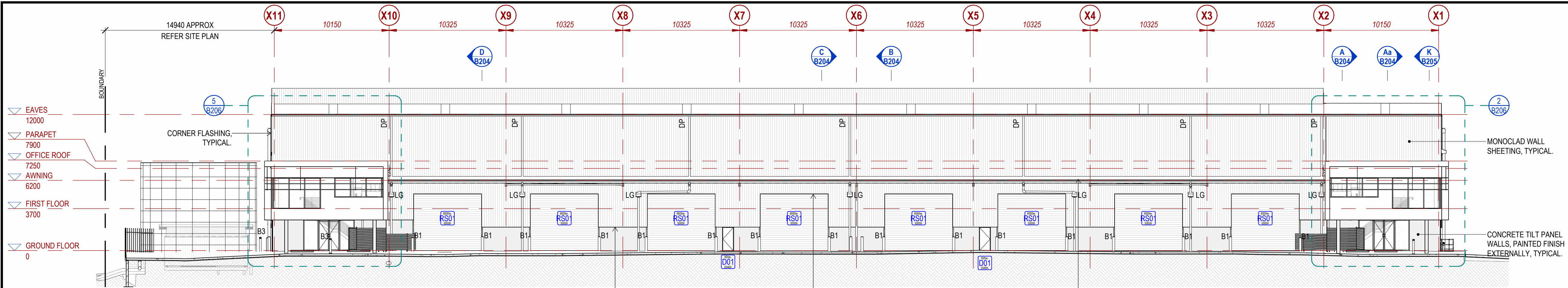
T1F FIRST FLOOR PLAN - T1 OFFICE
(A1) 1: 100



T2F FIRST FLOOR PLAN - T2 OFFICE
(A1) 1: 100

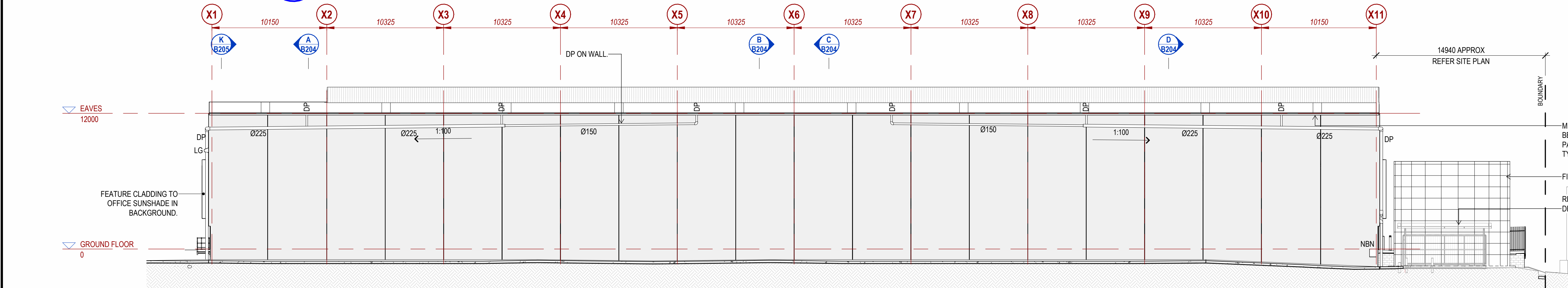
DESIGN / DRAWING PACKAGE NOTES			
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2.	ALL NOTES ARE UNLESS NOTED OTHERWISE, AND IF DISCREPANCIES ARE FOUND CONSULT SPACEFRAME BUILDINGS IMMEDIATELY.		
3.	THESE DRAWINGS INTENDED FOR USE WHEN PRINTED IN COLOUR. SOME INFORMATION MAY BE UNINTELLIGIBLE UNLESS PRINTED IN COLOUR.		
4.	IF IN DOUBT, ASK SPACEFRAME BUILDINGS.		
DATE	DESCRIPTION	BY	REV
01.06.2023	FURTHER AS CONSTRUCTED INFORMATION APPLIED	DV	6
16.05.2023	AS CONSTRUCTED	DV	5
08.09.2022	WINDOWS ADDED	DV	4
03.09.2022	BUILDING B OFFICES EXTENDED	RC	3
07.04.2022	WALL VOIDS FOR PLUMBING ADDED	DV	2
04.04.2022	BOX GUTTERS DELETED, CONSTRUCTION ISSUE	DV	1
24.03.2022	FLOOR TILES ADDED	DV	L
16.03.2022	PUMP ENCLOSURE ADDED	DV	K





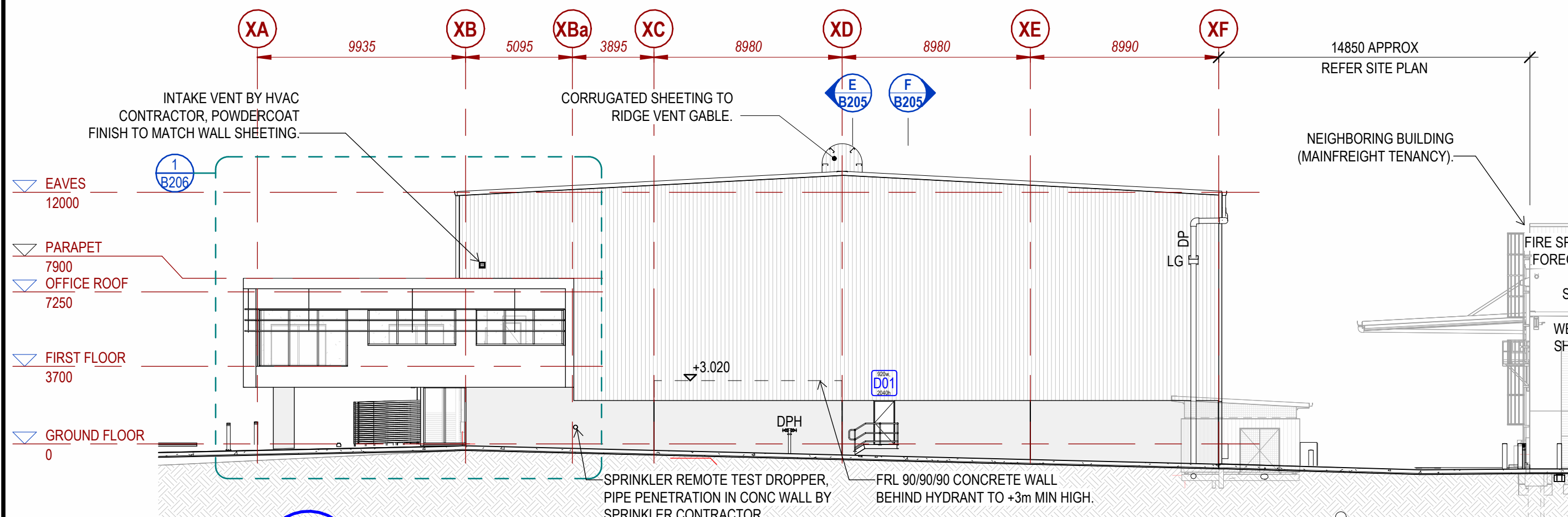
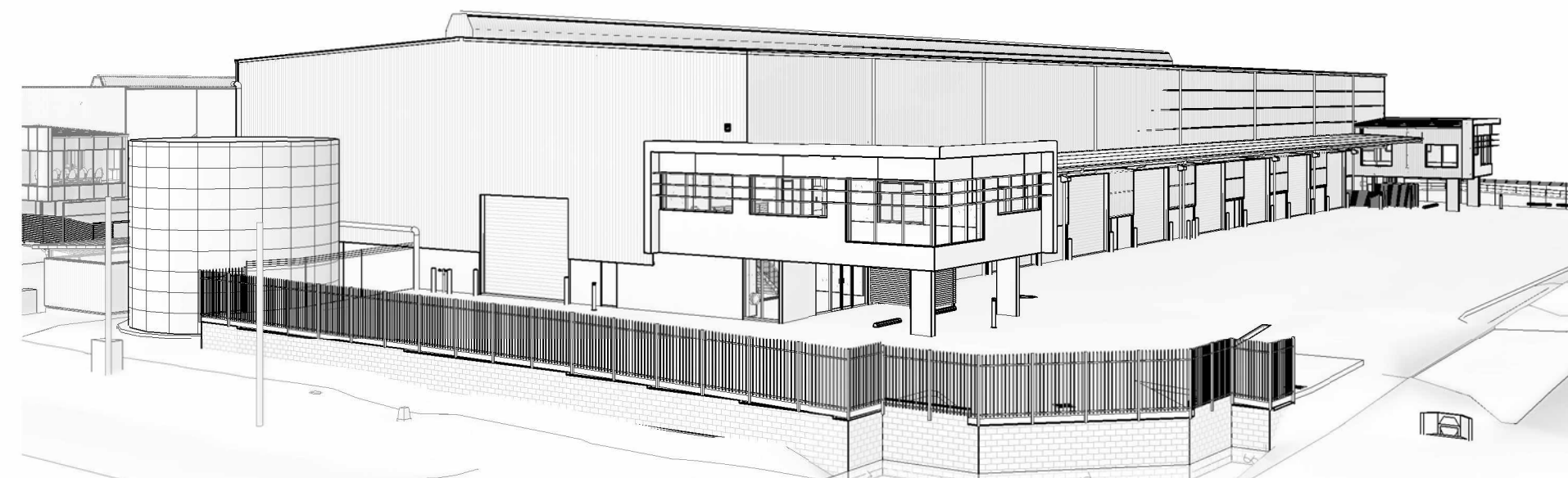
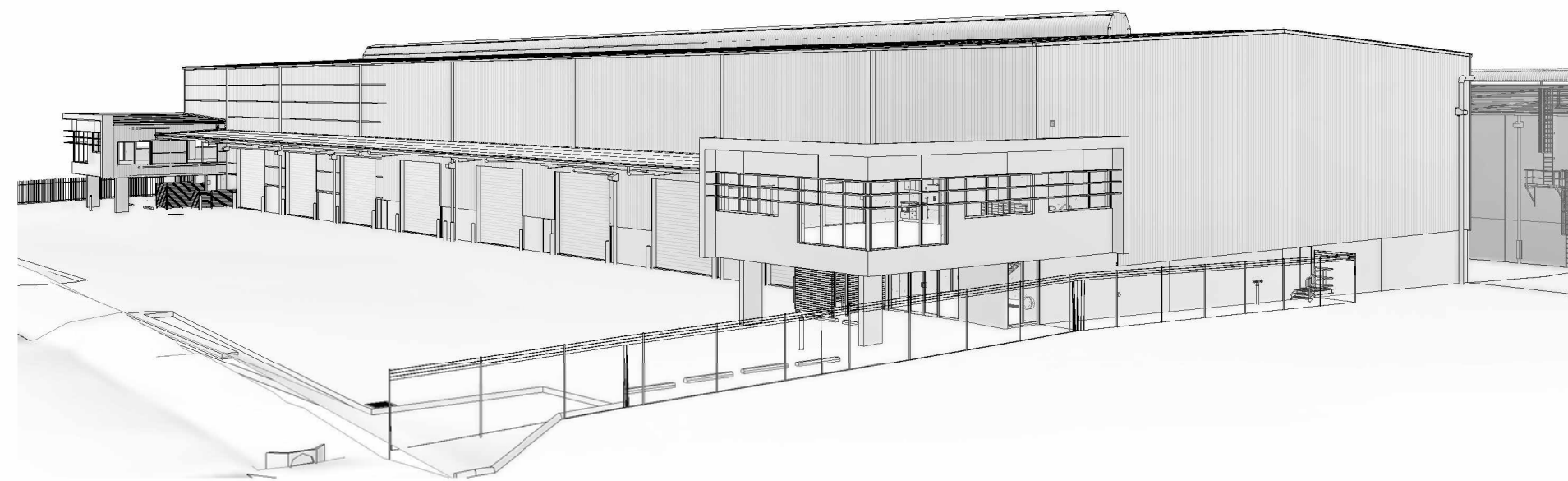
NE NORTH-EASTERN ELEVATION

(A1) 1:200



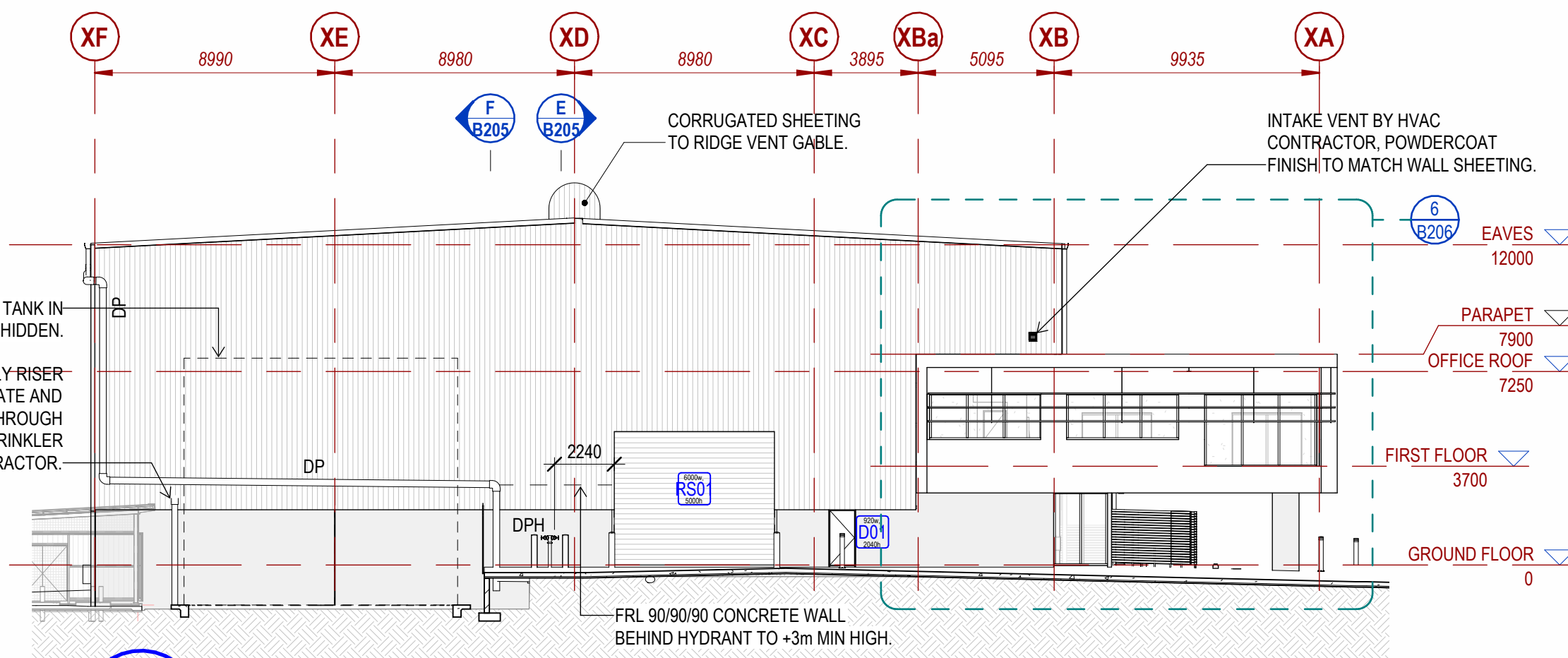
SW SOUTH-WESTERN ELEVATION

(A1) 1:200



NW NORTH-WESTERN ELEVATION

(A1) 1:200



SE SOUTH-EASTERN ELEVATION

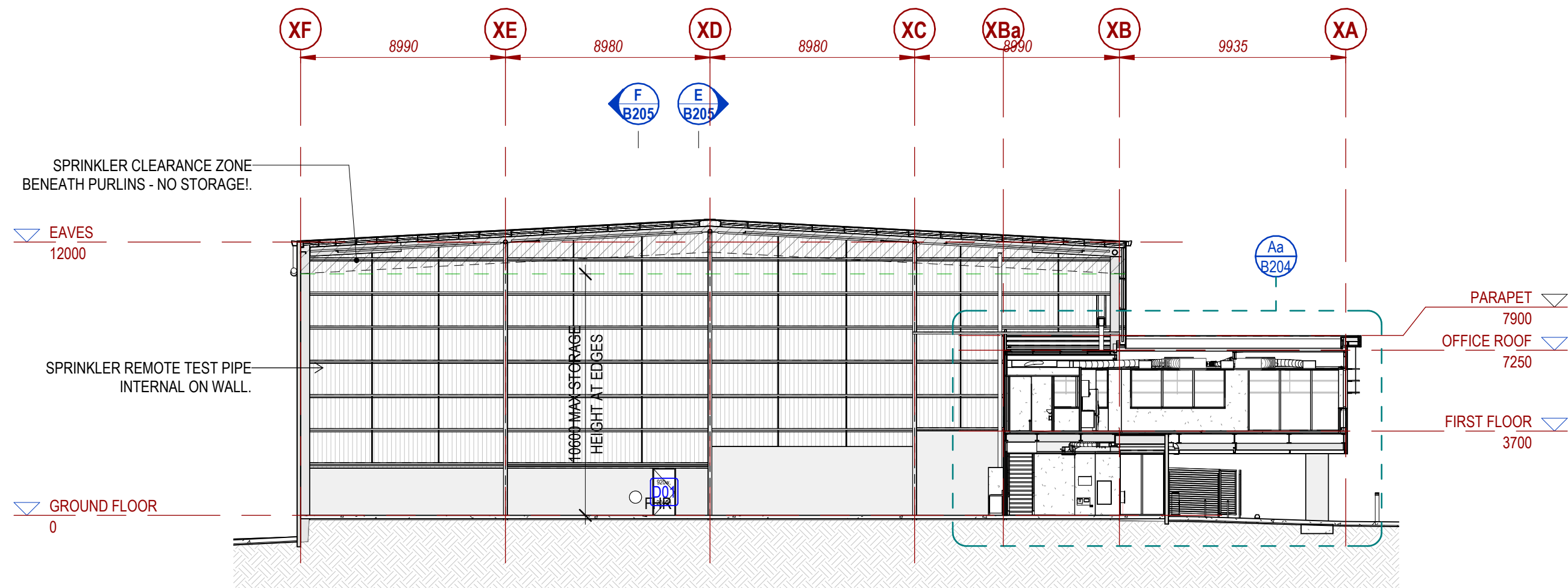
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ELEVATION NOTES

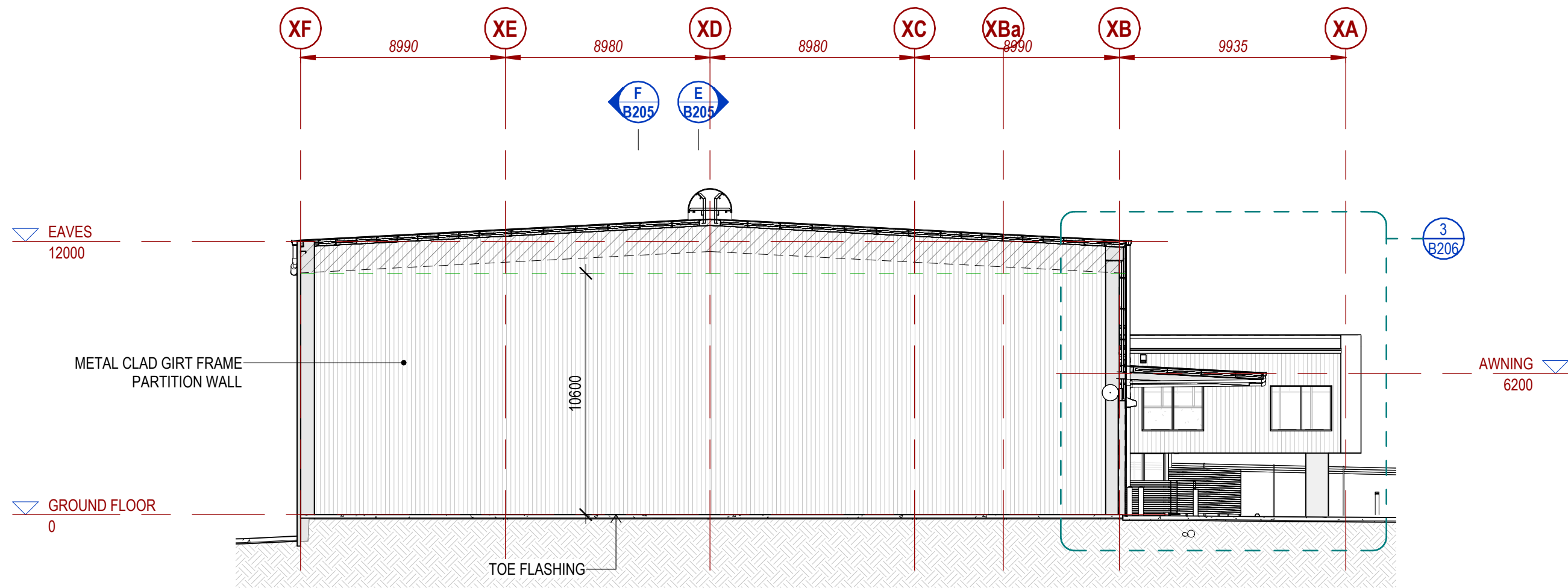
- UNLESS NOTED OTHERWISE:
- EXTERNAL STRUCTURAL STEEL TO BE HOT DIPPED GALVANISED (HDG).
 - RAFTERS UNDER AWNINGS TO BE HOT DIPPED GALVANISED (HDG).
 - WALL SHEETING TO BE MONOCLAD, COLORBOND FINISH.
 - FLASHINGS, GUTTERS AND SUMPS TO BE COLORBOND.
 - DOWNPIPES (DP) TO BE PAINTED PVC.
 - CONCRETE TILT PANEL WALLS TO BE PAINTED EXTERNALLY.
 - ALL GLAZING TO BE ALUMINIUM FRAMED, POWDERCOAT FINISH - REFER FINISHES SCHEDULE.
 - REFER TO FINISHES SCHEDULE FOR ALL COLOURS.
 - FTC = FEATURE CLADDING. REFER LEGEND ON DRAWING B201.

REVISION / DRAWING PACKAGE NOTES			
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3. THESE DRAWINGS INTENDED FOR USE WHEN PRINTED IN COLOUR. SOME INFORMATION MAY BE UNINTELLIGIBLE UNLESS PRINTED IN COLOUR.			
4. IF IN DOUBT, ASK SPACEFRAME BUILDINGS.			
01.06.2023	FURTHER AS CONSTRUCTED INFORMATION APPLIED	DV	7
16.05.2023	AS CONSTRUCTED	DV	6
08.09.2022	WINDOWS ADDED	DV	5
03.09.2022	BUILDING B OFFICES EXTENDED	RC	4
21.07.2022	ROLLER SHUTTER ADDED	DV	3
28.04.2022	GRID XF PANELS REVISED	DV	2
04.04.2022	BOX GUTTERS DELETED, CONSTRUCTION ISSUE	DV	1
24.03.2022	HYDRANTS RELOCATED	DV	M
DATE	DESCRIPTION	BY	REV

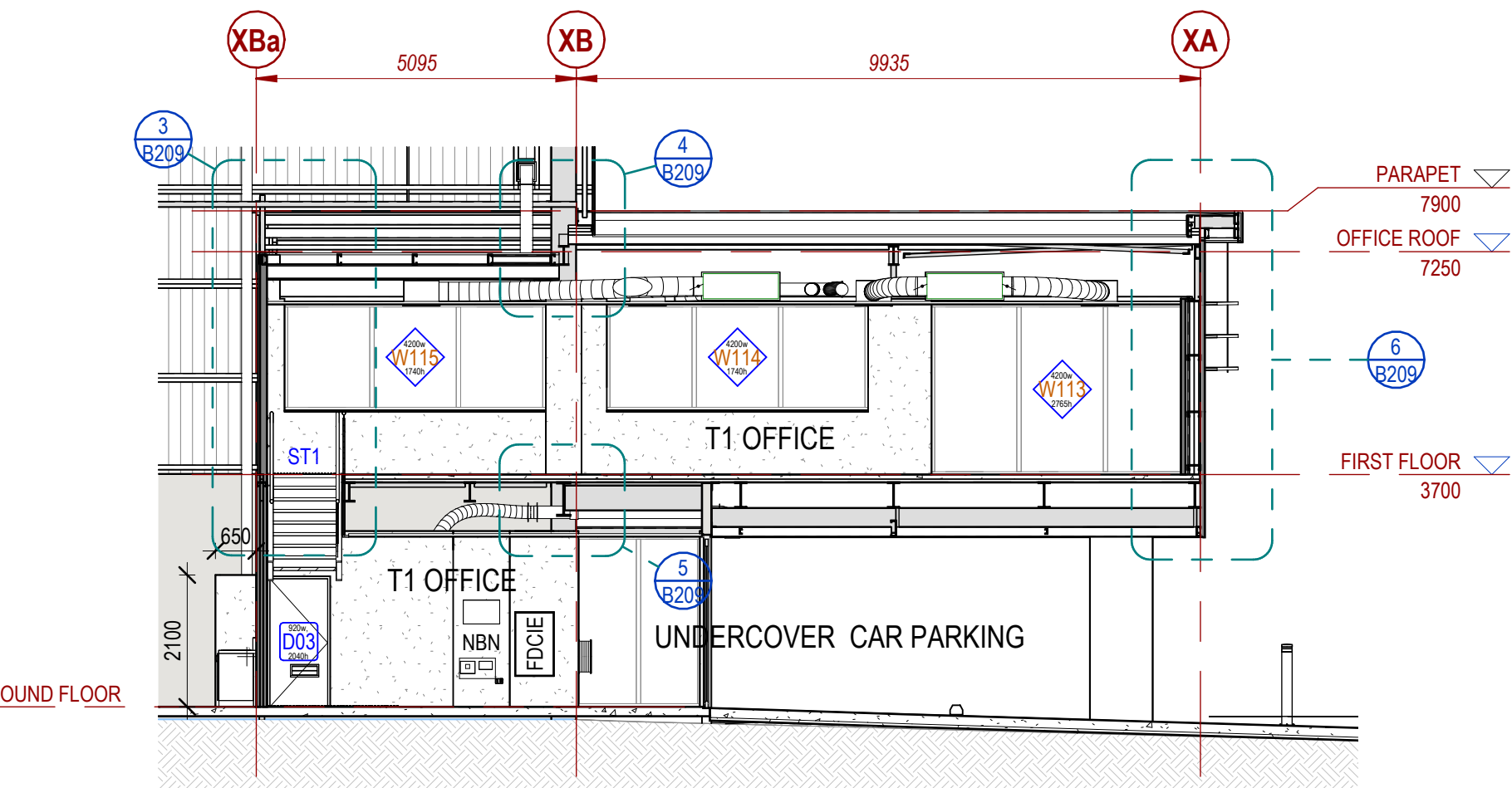




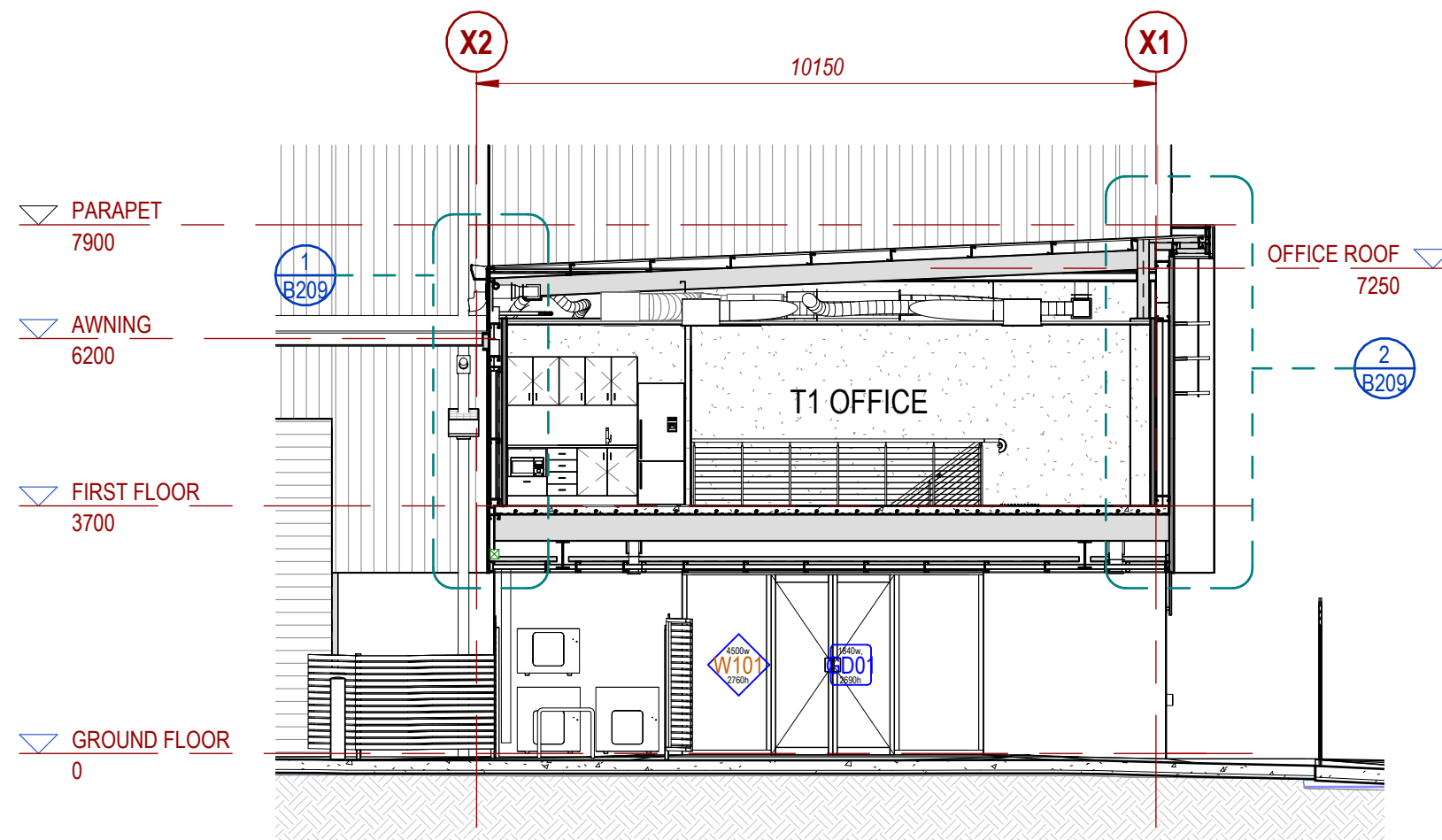
A SECTION
(A1) 1:200



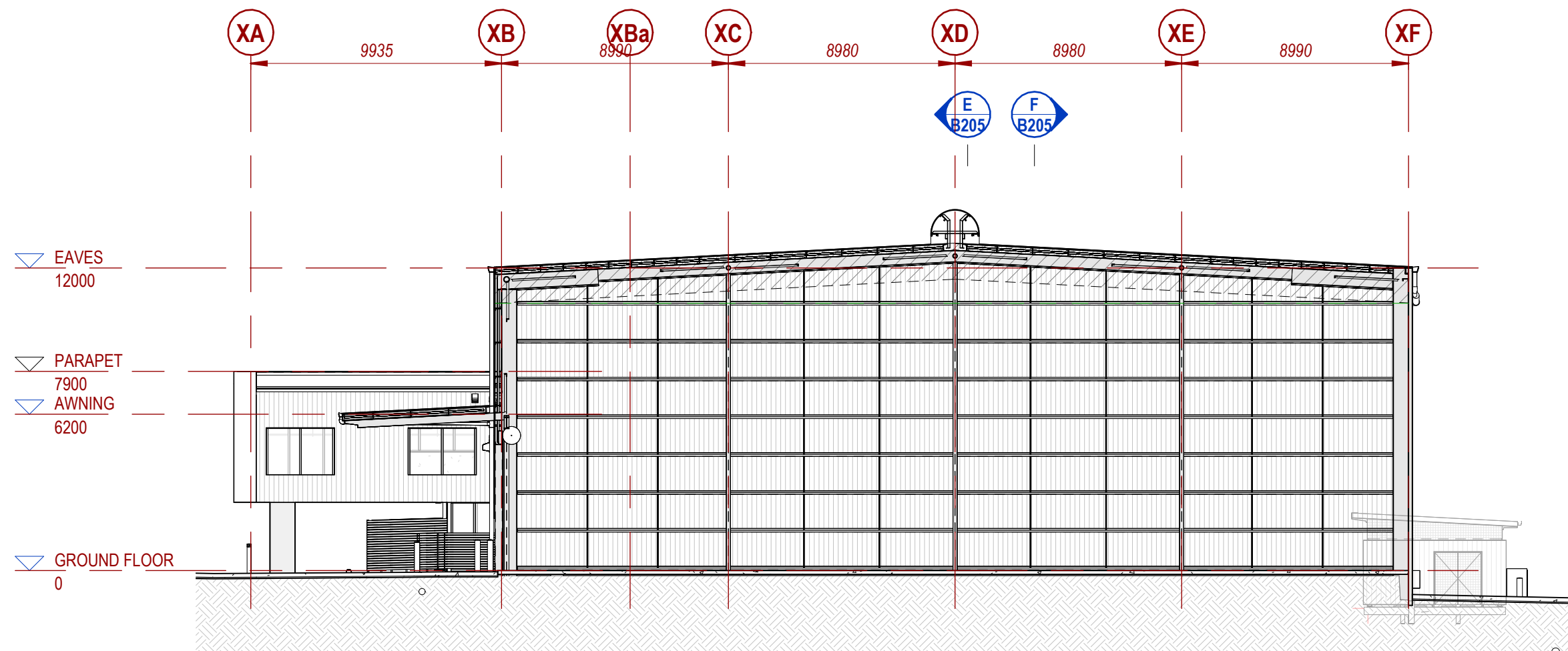
C SECTION
B201 (A1) 1:200



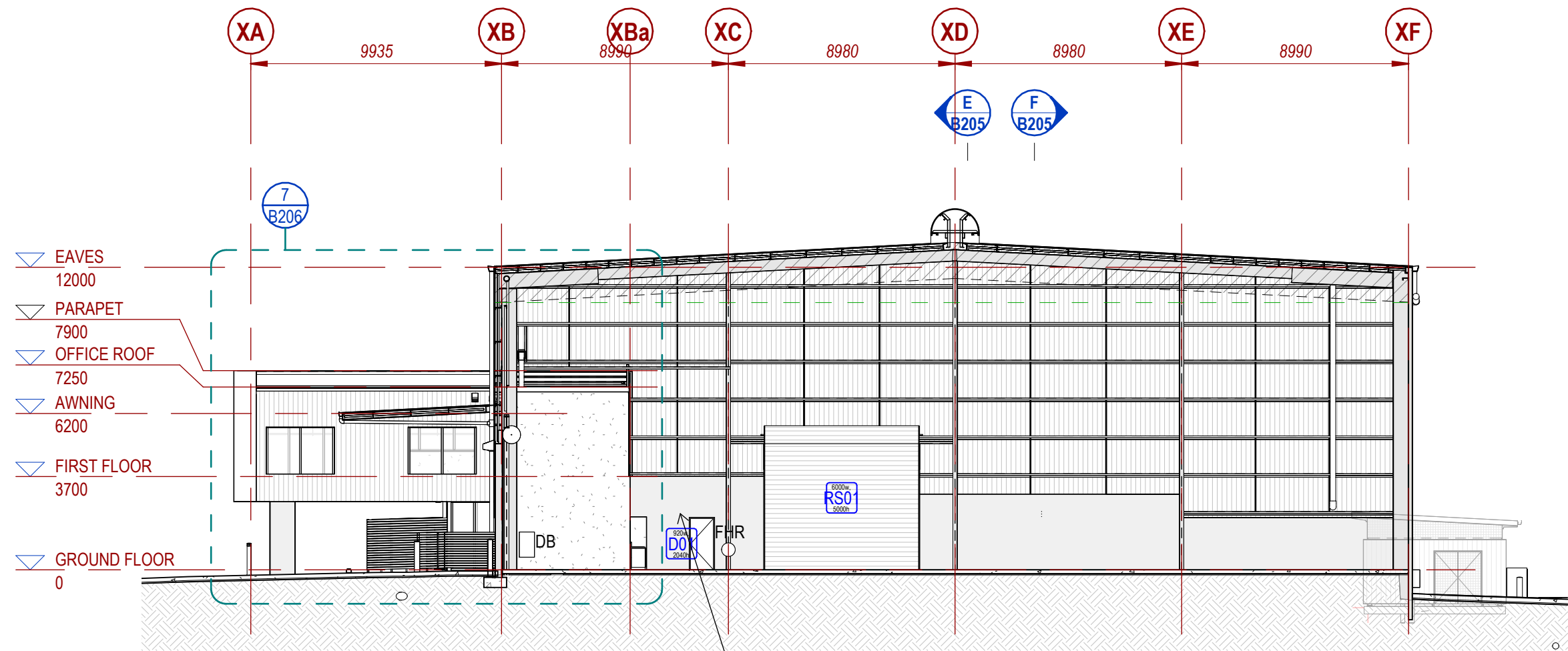
Aa DETAIL SECTION
B202 (A1) 1:100



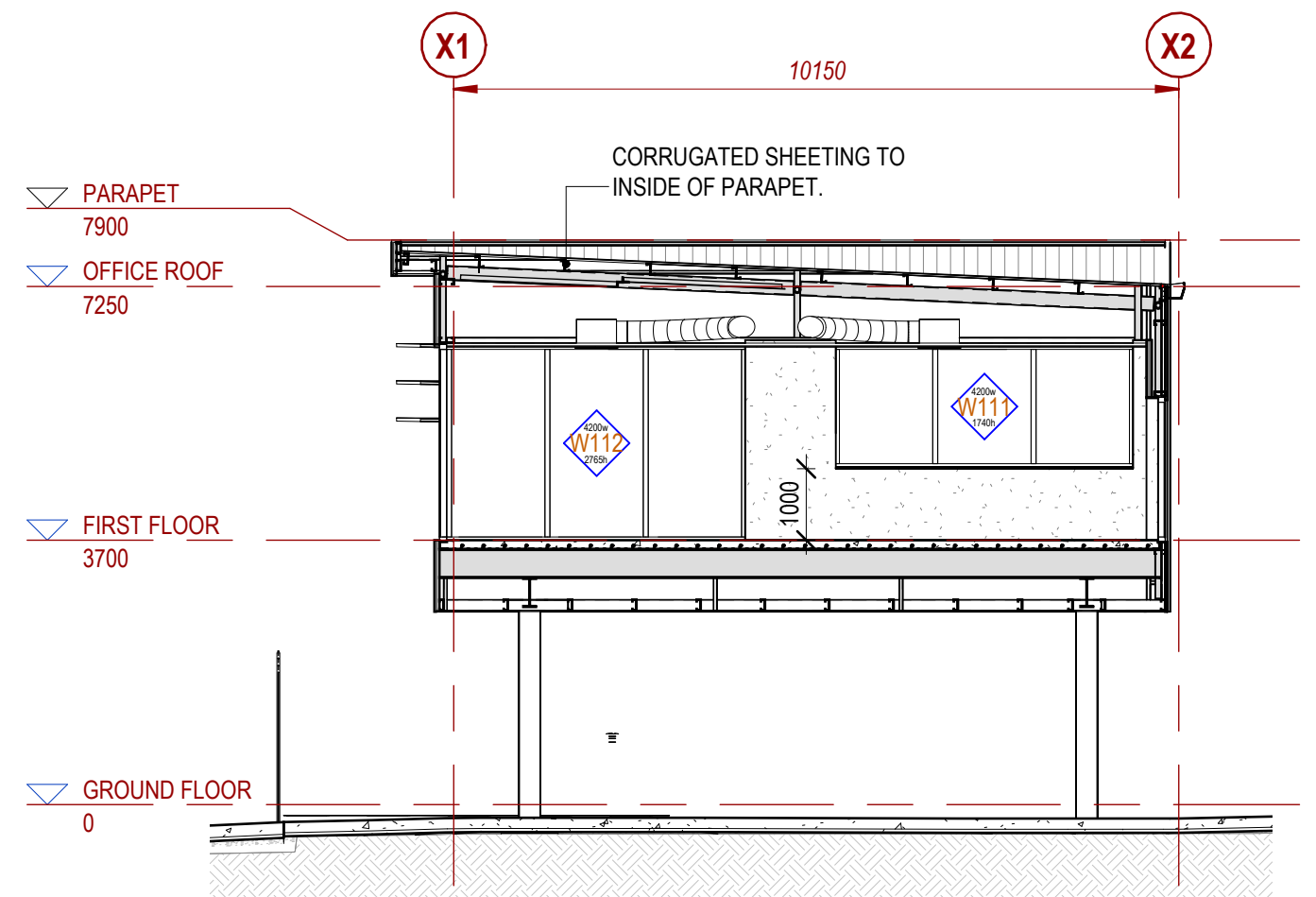
G DETAIL SECTION
B202 (A1) 1:100



B SECTION
B201 (A1) 1:200



D SECTION
B201 (A1) 1:200



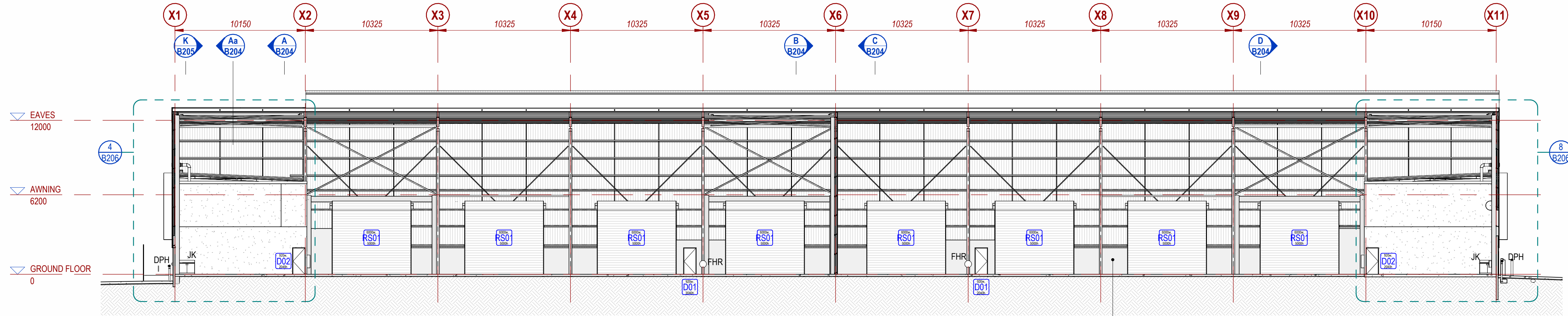
H SECTION
B202 (A1) 1:100

SECTION NOTES	
UNLESS NOTED OTHERWISE:	
1.	PAINTED 10mm PLASTERBOARD TO OFFICE STUD WALLS
2.	PAINTED 10mm WATER RESISTANT PLASTERBOARD TO OFFICE AMENITY STUD WALLS
3.	100mm ALUMINIUM NON-DUCTED SKIRTING TO GROUND & FIRST FLOOR OFFICE
4.	200 x 200mm TILED SKIRTING TO OFFICE AMENITIES
5.	200 x 200mm TILED SPLASHBACK WHERE APPLICABLE TO OFFICE AMENITIES

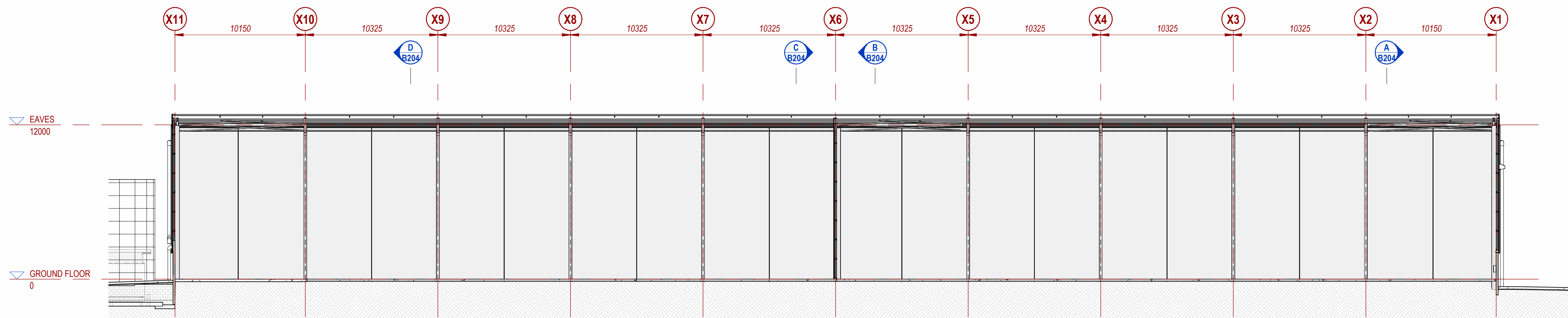
REVISION / DRAWING PACKAGE NOTES			
1. REFER TO ALL SPACEFRAME DRAWINGS FOR ADDITIONAL NOTES, LEGENDS AND DETAILS.			
2. ALL NOTES ARE UNLESS NOTED OTHERWISE, AND IF DISCREPANCIES ARE FOUND CONSULT SPACEFRAME BUILDINGS IMMEDIATELY.			
3. THESE DRAWINGS INTENDED FOR USE WHEN PRINTED IN COLOUR. SOME INFORMATION MAY BE UNINTELLIGIBLE UNLESS PRINTED IN COLOUR.			
4. IF IN DOUBT, ASK SPACEFRAME BUILDINGS.			
01.06.2023	FURTHER AS CONSTRUCTED INFORMATION APPLIED	DV	6
16.05.2023	AS CONSTRUCTED	DV	5
08.09.2022	WINDOWS ADDED	DV	4
03.09.2022	BUILDING B OFFICES EXTENDED	RC	3
21.07.2022	ROLLER SHUTTER ADDED	DV	2
04.04.2022	BOX GUTTERS DELETED, CONSTRUCTION ISSUE	DV	1
24.03.2022	HYDRANTS RELOCATED	DV	K
10.03.2022	DOORS AND WINDOWS DETAILED	DV	J
DATE	DESCRIPTION	BY	REV

space frame
DESIGN + CONSTRUCT SOLUTIONS

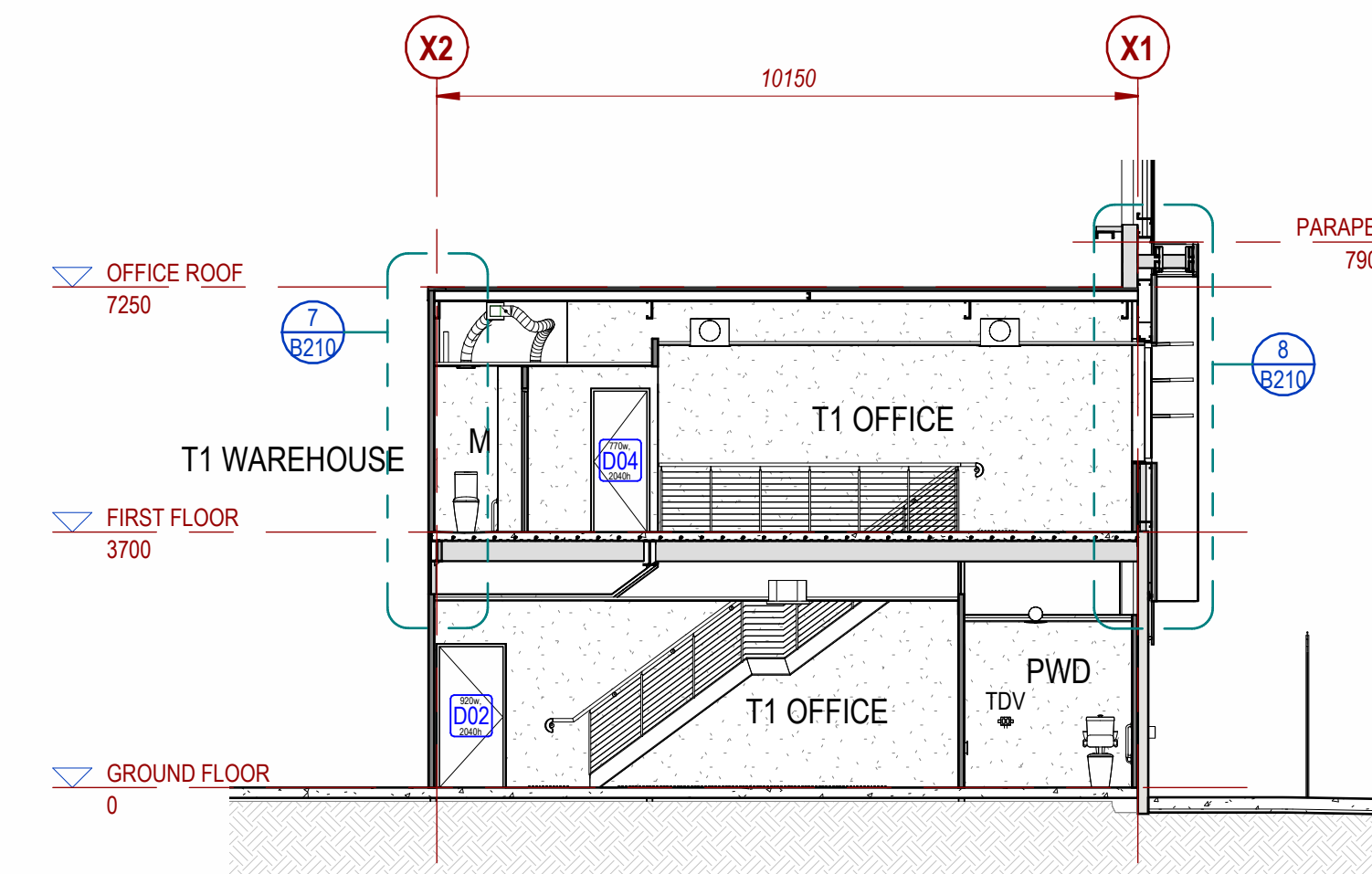




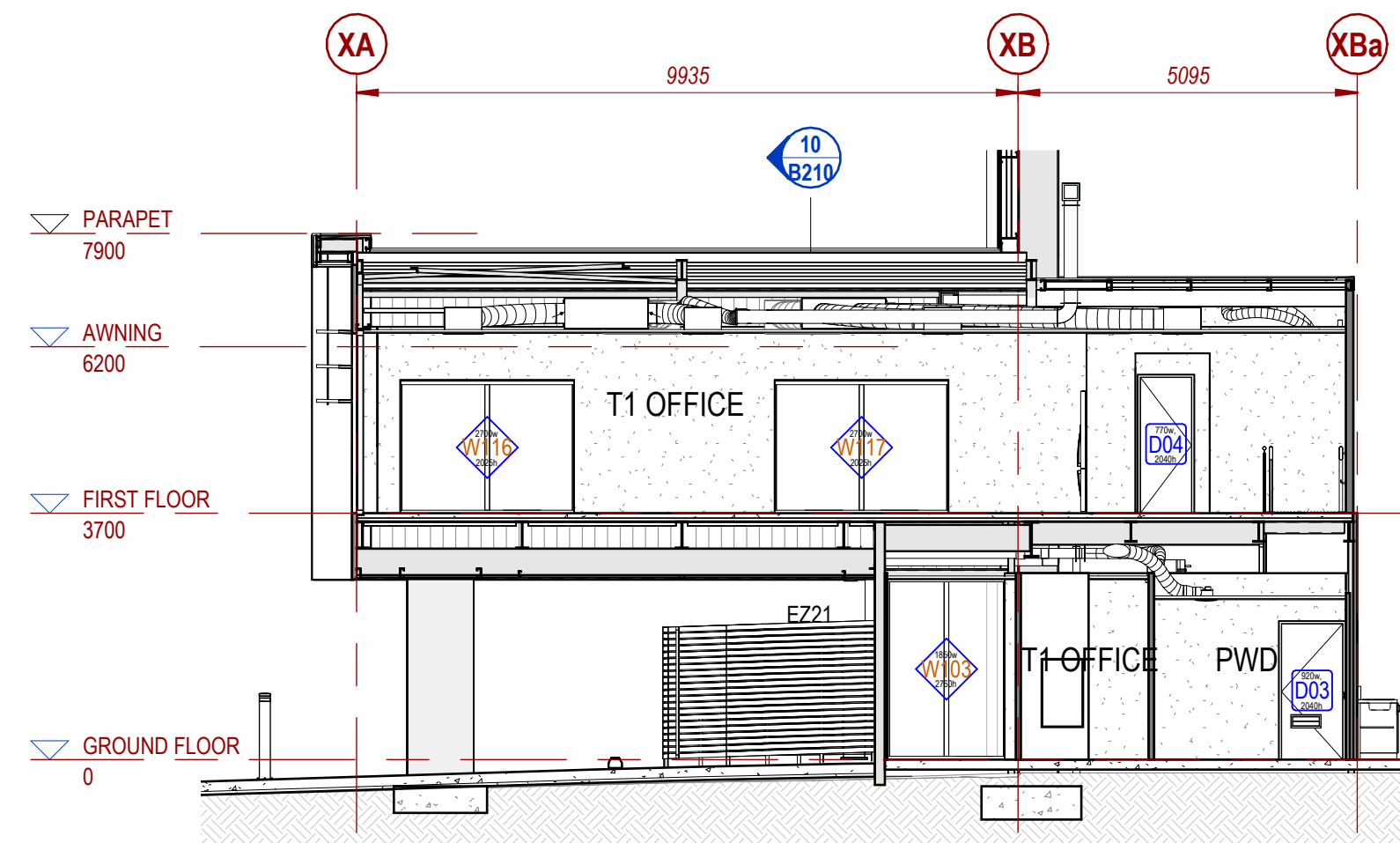
E SECTION
(A1) 1 : 200



F SECTION
(A1) 1 : 200

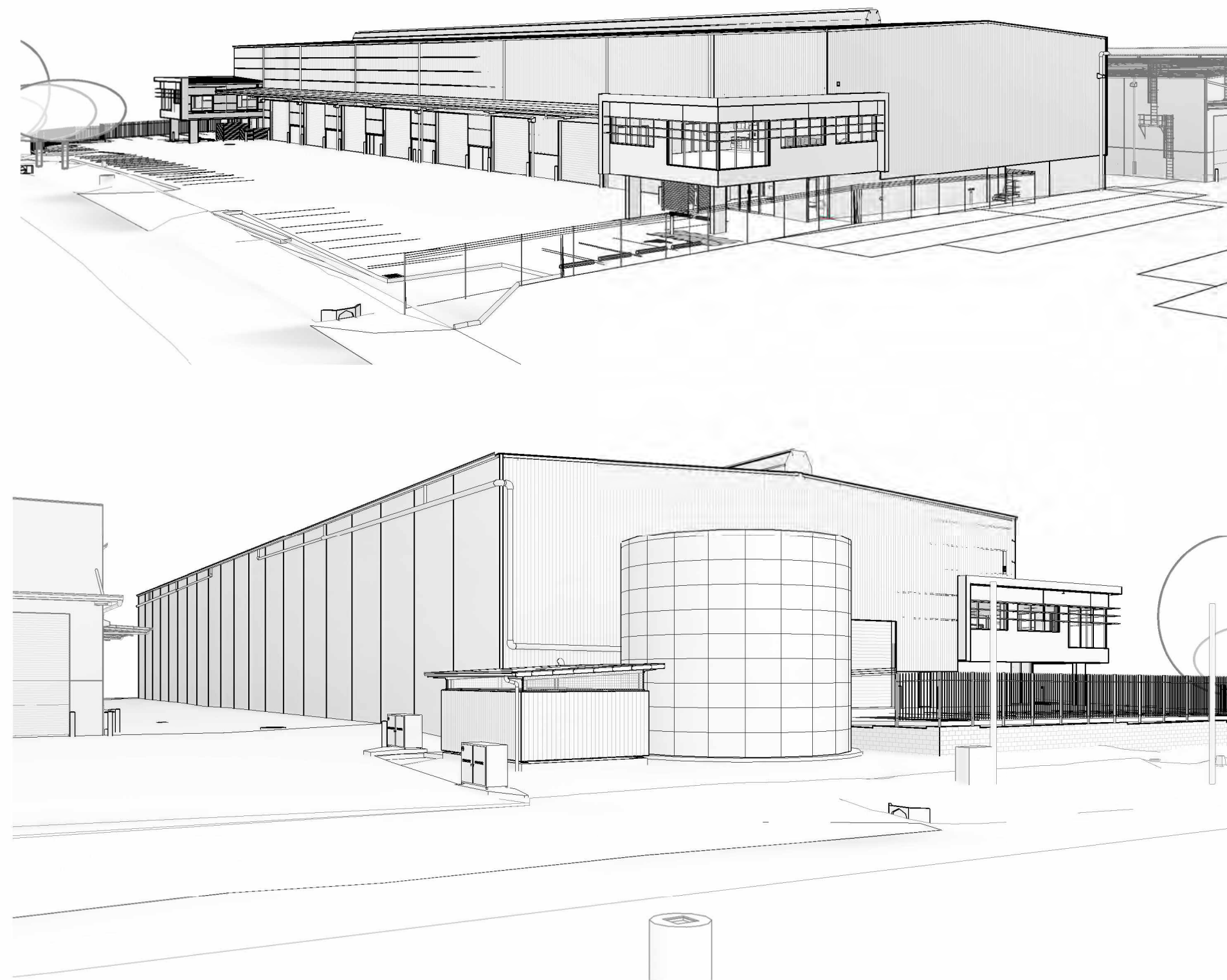


J DETAIL SECTION
B202 (A1) 1 : 100



K DETAIL SECTION
B201 (A1) 1 : 100

LEGEND	
DPH	DUAL PILLAR HYDRANT
EZ21	SCREEN: EZISLAT 2109h (75 SLAT, 20 GAP)
FHR	FIRE HOSE REEL (36m)
JK	JOINERY: KITCHENETTE
TDV	TRAPPED AC TUNDISH IN VIEW BOX IN WALL



DESIGN / DRAWING PACKAGE NOTES			
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2. ALL NOTES ARE UNLESS NOTED OTHERWISE, AND IF DISCREPANCIES ARE FOUND CONSULT SPACEFRAME BUILDINGS IMMEDIATELY.			
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4. IF IN DOUBT, ASK SPACEFRAME BUILDINGS.			
01.06.2023	FURTHER AS CONSTRUCTED INFORMATION APPLIED	DV	5
16.05.2023	AS CONSTRUCTED	DV	4
03.09.2022	BUILDING B OFFICES EXTENDED	RC	3
28.04.2022	GRID XF PANELS REVISED	DV	2
04.04.2022	BOX GUTTERS DELETED, CONSTRUCTION ISSUE	DV	1
10.03.2022	DOORS AND WINDOWS DETAILED	DV	J
07.03.2022	TENDER ISSUE	DV	H
03.03.2022	GENERAL UPDATE, CLIENT ISSUE	DV	G
DATE	DESCRIPTION	BY	REV

